

**MINUTES OF THE MAY CALLED MEETING OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

May 29, 2014

1:30 p.m.

**Members Present**

Jim Henderson, Chairman  
Liza Harmon, Vice-Chairman  
David Oaks  
Jewell McKinney

**Members Absent**

Ted Como  
Hoyt Denton  
Perry Crocker, Secretary

**Staff Present**

Corey Shepherd, Planner

**Visitors Present**

Bill Bryan  
Tommy Hammonds  
H.L. Johnson  
Dave Light  
Jennifer Light  
Linda Gray  
Bettye Creasy  
Bobbie Phillips  
Mayor Dennis Phillips

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened a called meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the May 29, 2014 regular meeting. On a motion by Vice-Chairman Harmon, seconded by Commissioner McKinney, the regular meeting minutes were unanimously approved as amended.

Under "New Business", the Commission addressed the request to consider granting a Certificate of Appropriateness for 2144 Netherland Inn Road, located in the Boatyard Historic District. The request is to receive a Certificate of Appropriateness to approve the construction of a multi-use pavilion on the lot adjacent to 2144 Netherland Inn Road, site of the former caretaker house demolished in 2012. The pavilion would consist of a concrete pad with a small raised stage at one end, wooden supports and trusses, and a metal roof. Materials used would be in keeping with the dependencies on Inn grounds. Planner Shepherd turned the floor over to Mrs. Jennifer Light to provide more specifics regarding the project. Mrs. Light informed the Commission that the space would be used for entertaining, weddings, concerts, and various other outdoor events. Commissioner Oaks stated that the project would undoubtedly increase the desirability of the property. Vice-Chairman Harmon requested that Mrs. Light label the buildings on the property to better orient the Commission. Vice-Chairman Harmon requested further information about the "paved" entrance leading up to the structure. Mr. Dave Light stated that there is a potential for that area to have brick pavers incorporated into the design at a later date. Planner Shepherd indicated that he would include that in the COA in order to prevent Netherland Inn representatives to reapply for another COA. The Commission questioned the handicap accessibility of the pavilion. Mayor Dennis Phillips spoke to the accessibility and overall structure of the pavilion itself. He noted that the project was being done pro bono by Kingsport Homebuilders Association and would include a 4 inch concrete slab, 6x6 rough sawn lumber, trusses, and a non-dipped galvanized roof. This led to much discussion pertaining to the roofing material. After the discussion the HZC decided that the pavilion

project should include a dipped galvanized roof. After a motion by Commissioner Oaks, amended by Vice-Chairman Harmon and seconded by Commissioner McKinney, the COA was awarded unanimously with five components: rough sawn barn lumber, 6x6 posts rough sawn or treated lumber, dipped galvanized metal roof, 4 inch concrete pad, and the possibility of a path leading to the pavilion using brick pavers.

There was no public comment in the “Other Business” portion of the meeting. Therefore, Chairman Henderson adjourned the meeting at 1:45 p.m.

Respectfully Submitted,

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Liza Harmon, Vice-Chairman